The Whitmore Project

AGRIBUSINESS DEVELOPMENT CORPORATION
State of Hawaii



"Ag tends to be fragmented right now. **It's a cluster** made up of **distribution**, **processing**, **support**, and **producers** themselves. It needs to partner across these sectors to be more successful."

-Lisa Gibson President, Rising Tide Economics

"People are starting to discover this is a **pretty good industry** to be in. They realize that this sector isn't our traditional what we joke 'cows, plows and sows' industry anymore. It's **incredibly diverse**."

-Mike Gau Iowa State College of Agriculture and Life Sciences

Public officials need to **think more proactively** about the ways they can **deliver services and food more efficiently** because the environmental cost of transportation affects communities.

-Urban Agriculture: Practices to Improve Cities 01/18/11

"There needs to be a convergence between agriculture, tourism, and innovation."

-Lisa Gibson President, Rising Tide Economics



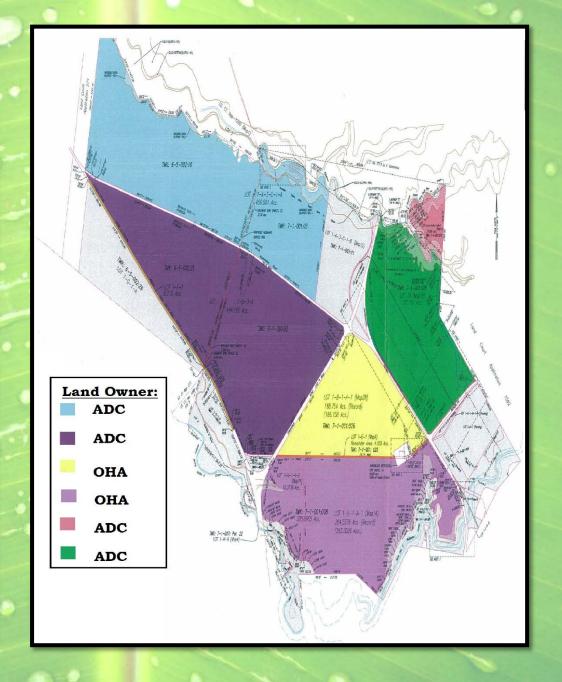
What is The Whitmore Project?

 The Whitmore Project is a detailed plan to revitalize our local ag industry by bringing farmers and the state together to increase local food production, create jobs, engage in partnerships, and to provide workforce housing. The Whitmore Project truly provides a live, work, and play environment.

Galbraith Purchase

- State G. O. Bond
 - \$13 million
- Army Buffer
 - \$4.5 million
- City and County Clean Water & Natural Lands
 - \$4 million
- Office of Hawaiian Affairs
 - \$3 million
- Private Donation (D.R. Horton) through TPL
 - \$500,000

TOTAL: \$25 million





Connecting the Whitmore Project:

- Farmland: 1,200 acres leased to farmers from the Agribusiness Development Corporation.
- Office of Hawaiian Affairs: 500 acres of farmland owned by OHA
- Agricultural Hub: Ag-Industrial Park will include food safety, packaging and processing facilities, and office space.
- Warehouse: Formally the Tamura's Warehouse, this structure will be retrofitted for additional food safety, packaging and processing, storage, and office space.
- Workforce Housing: A public-private partnership with the Hawaii Housing Finance Development Corporation (HHFDC) will provide housing for farmers.

Who is the Agribusiness Development Corporation?

The fading of the sugar and pineapple industries has left the ag industry limping. Local people lost their jobs and active farmlands became inactive. To address these issues and challenges, the State established the Agribusiness Development Corporation (ADC).

The agency's main goals are to:

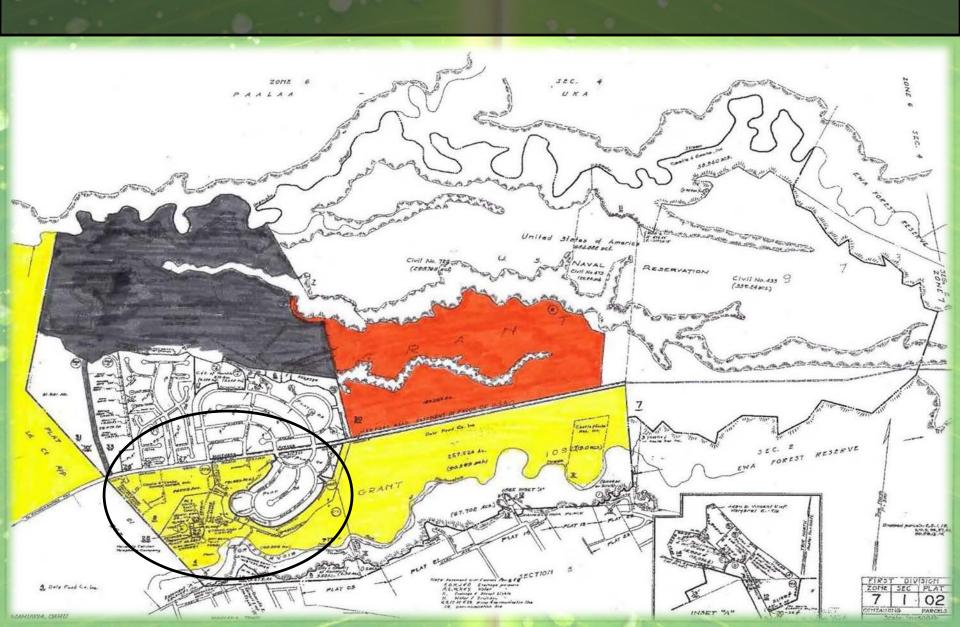
- •Help with the transition of former plantation lands and water systems to diversify our ag industry.
- •Initiate the development and support of ag facilities to assist our farmers.
- Provide solutions to issues facing our ag industry.

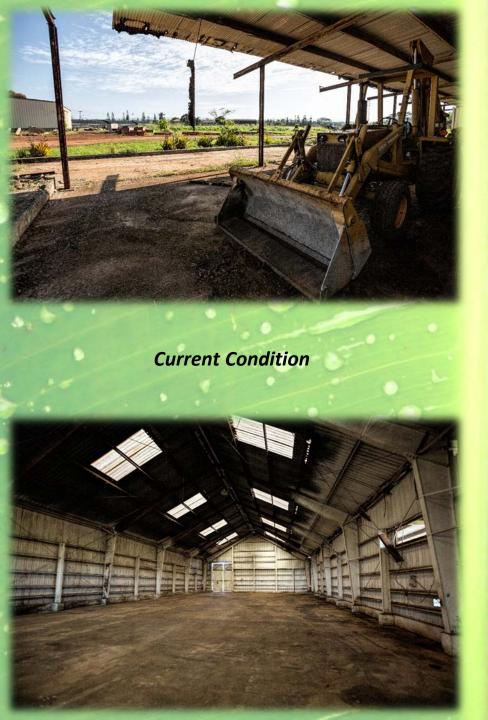
How does the Whitmore Project work?

The Whitmore Project provides solutions:
☐Long-term lease options
☐Rent credit (enhanced use lease)
☐ Decrease cost and time of transportation and shipping due to centralized location
Retrofitting existing facilities to comply with the handling, preparation, and storage (Food Safety Regulations)
☐ Converting arable land into active land and achieving scale and diversity of products
Providing co-op opportunities to leverage the high cost of equipment and supplies
☐ Providing workforce housing
☐ Engaging in Public-Private Partnerships

Dept. of **Environmental** Services Dept. of Planning & Wastewater Outfall Permitting U.S. Army Public Use and Structure Community/Non-HI-Tech Development **Profit Organizations** Corporation Leilehua Alumni Ag-Tech applications; **Community Association Food Safety** (LACA) applications ADC **Hawaii Public Housing** Authority **DBEDT Foreign-Trade** Zone (FTZ) Additional Workforce **Commercial Farmers Housing Opportunities** Packaging & Processing Distribution Dept. of Education **Hawaii Housing Finance Development Academy Licensing** Corporation Marketing Program; **Workforce Housing** Workforce Readiness U.S. Dept. of **College of Tropical** Agriculture Agriculture and Rural Energy America **Human Resources** Program Research & Reimbursement Development; **Transportation Cost** publeshoot; Patent; Agribusiness Incubator **Payment Program** "It's about productivity. Key driver of New Farmer Program Program Farm Loan Program productivity is innovation. Key driver of Dept. of Agriculture Marketing lew Farmer Program = innovation is **networking**." Skilled Workforce -Lisa Gibson President, Rising Tide Economics

Agribusiness-Technology Park







Potential (Big Island Candies)



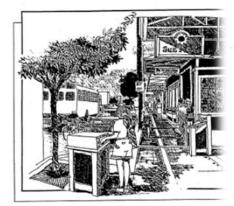




TYPICAL STREETSCAPE

WAHIAWA

URBAN DESIGN PLAN



CITY AND COUNTY OF HONOLULU PLANNING DEPARTMENT

PREPARED BY: WILSON OKAMOTO & ASSOCIATES, INC. HONOLULU, HAWAII





Figure 15

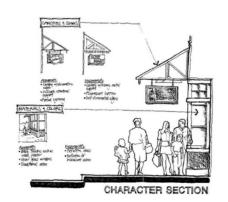
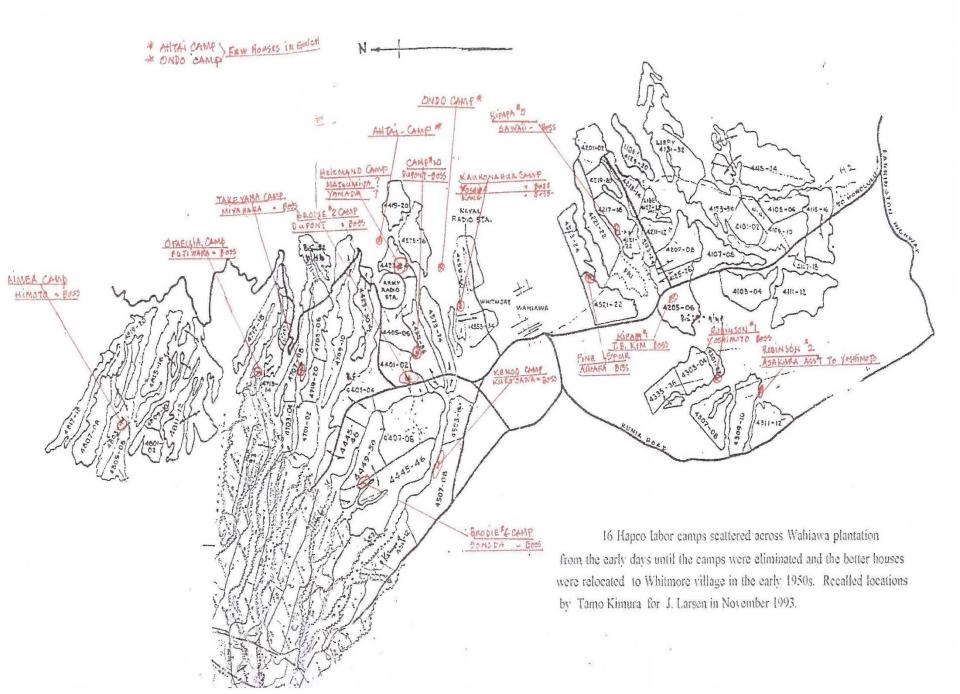
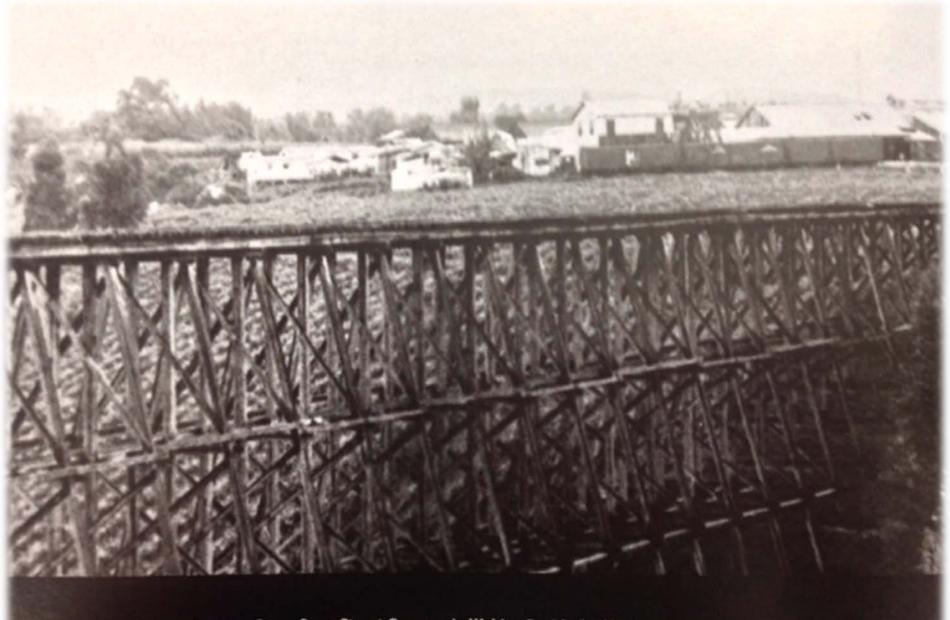


Figure 19

WAHIAWA COMMERCIAL DESIGN GUIDELINES





[Above] The California Packing Corp. Cane Street Cannery in Wahiawa with the Kaukonahua Gulch railroad trestle in the foreground, ca. 1925. Hower State Archives



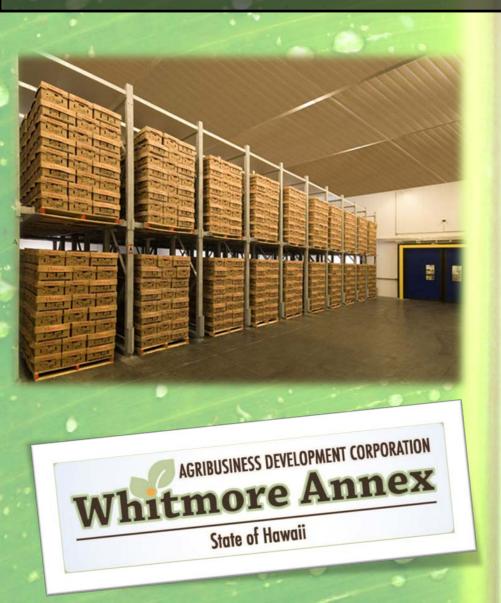
Agribusiness-Technology Park





 Ag-Tech Park through the Hi-Tech Development Corporation. This park would house software and manufacturing companies that develop technology and equipment for farmers.

Decreasing Cost through Foreign Trade Zones





Companies can expedite their orders quickly through our website, or fill out the order form and fax it in.





Importer fills out our online **Authorized Signature List** providing us names of authorized people to handle your cargo



If necessary, your Customs Broker will fill out a Customs Form 7512, 7512C for export or re-warehousing. Signatures are required for both.



Your Customs Broker pre arranges a customs bonded trucker to pick up your container to deliver to





Your container is brought to the FTZN°9 unloaded, verified and recieved into "Zone Lots"; and inputted to our inventory managment.

You or your Customs Broker submits a "Pick Up/Release Slip" via online or phone for your specific merchandise/quantity







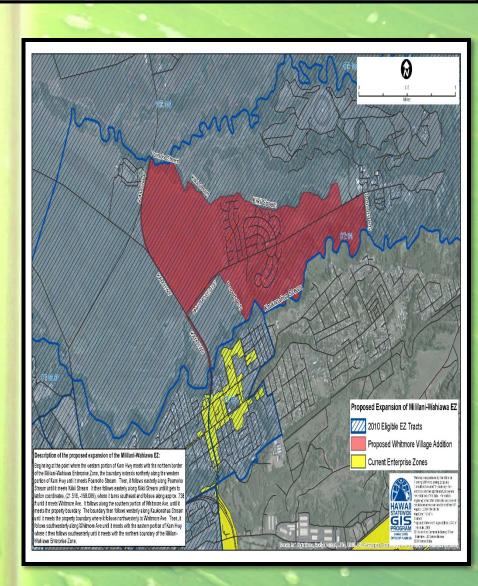
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County Resolution 15-81 Expansion of Enterprise Zone No. 2

Process

- ✓ County adopts resolution to include Whitmore Village in Enterprise Zone No. 2
- □ Review by the Department of Business, Economic Development, and Technology
- ☐ Approval by the Governor

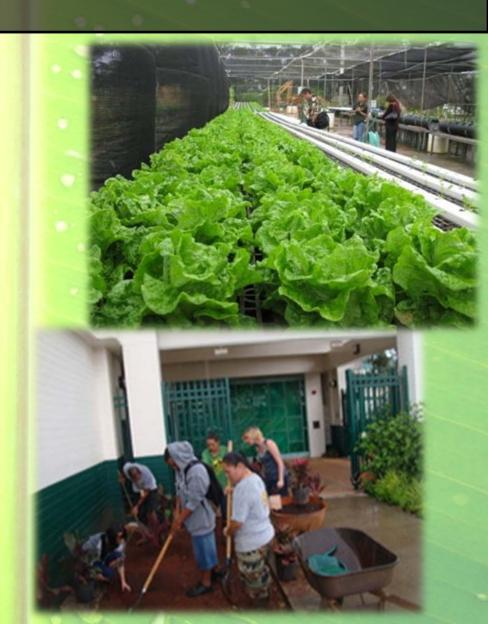






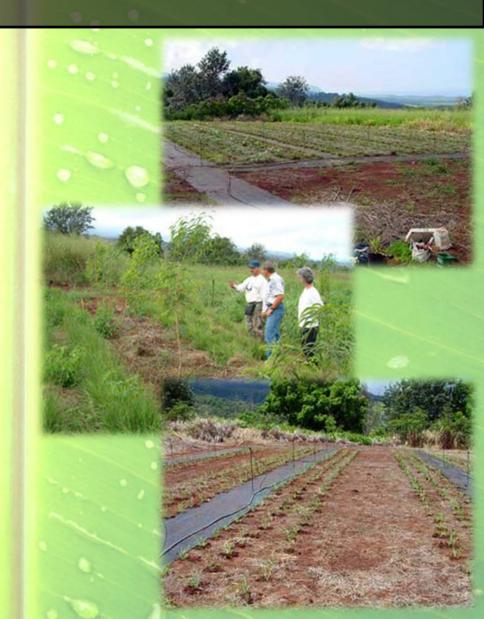
Dept. of Education: Workforce Readiness

- Education & Workforce Pipeline
 - Academy Licensing
 - Collaboration between farmers and the Dept. of Education would create programs that educate and train high school students and prepare them for jobs immediately upon graduating high school.



College of Tropical Agriculture and Human Resources

- Research & Development
 - Troubleshoot
 - Patent
 - New Crops
 - Value-added Crops



New Crops: Value-Added Products

 Niche crops are the most sought after and revenue generating crops. Within every town in Hawaii there is a microclimate that certain niche crops thrive in. Products like Kona Coffee and Kula Lavender attract visitors to the region which in turn helps other small businesses.





 If every rural town had one crop, the State would have an inventory of valueadded products creating destinations for ag-tourism bringing visitors to the islands.

Teamwork



August 20, 2012

Senator Donovan Dela Cruz State Capitol, Room 202 415 South Beretania Street Honolulu, Hawaii 96813

Dear Senator Dela Cruz:

The Wahiawa Community and Business Association (WCBA) would like thank you for taking the time to present your Whitmore Village Agricultural Development Plan (WVADP) at our June 13, 2012 board meeting.

Historically, the WCBA has been a strong supporter of agricultural base economic development in our district and we view the WVADP as having great potential. Acquiring the 24-acre parcel in Whitmpfev Village for packing and processing facilities is a critical component of the plan. It yiell allow farmers on the former Galbraith Trust Lands to be more competitive by brigging efficiency to their operations.

The board voted unanimously to support all the action items with exception to item 3, transfer of DOA Kunia parcels to ADC. It is our understanding that DOA plans to lease those Kunia parcels sometime in the near future.

We commend you for the development and your stewardship of this visionary plan for our district. We look forward to assisting you in the future as you move into the execution plane.

Respectfully,

Walter R. Benz President Daniel S. Nakasone

Wahiawa Community & Business Association, Inc P.O. Box 861408, Wahiawa, Hawaii 96786

Initiatives under way by the administration.



HONOLULU

August 29, 2012

The Honorable Donovan M. Dela Cruz Senator, District 22 State Capitol, Room 202 Honolulu, HI 96813

The Honorable Malama Solomon Senator, District 1 State Capitol, Room 207 Honolulu, HI 96813

Dear Senators Dela Cruz and Solomon:

Think you for sharing your vision for the Whitmore Village Agricultural Development Plan in your letters of July 6 and July 12. You will be pleased to know that there are inflatitives under way by the administration to address your concerns and ideas.

I would first like to acknowledge and thank the legislature for the role it has played in the acquisition of the Galbraith Estate Lands which total 1781 acres. Funding sources for the S25 million purchase include the State general obligation bond, the Office of Hawaiian Affairs (OHA), the Department of Defense Readiness and Environmental Protection Initiative, the City and County of Honolulu Clean Water and Natural Lands Program, the private donors through The Trust for Public Land, and coordination provided by the Agribusiness Development Corporation (ADC) and the Department of Agriculture (DOA) with the anticipation of finalizing the purchase of these lands in October. As you know, ADC has primary responsibility for developing and managing these lands and has begun the process of identifying priority actions to include: site preparation for 236 acres to be parceled out to several individual farmers, development of irrigation infrastructure to serve the entire parcel, and discussions with OHA about collaborative efforts to promote agriculture on 555 acres.

t 90 (SLH 2003), Executive Order 4409 was

Castle & Cooke

(W held Red, St Harlds, Neol') (600 St

August 31, 2012

Mr. James J. Nakatani Executive Director Agribusiness Developement Corporation 235 Beretania Street, Room 205 Honolulu, Hawaii 96813 SEP - 4 2012

Subject: Whitmore Land for State Agricultural Park program

TMK: (1) 7-1-002-099:000 Approximately 24 acres

Dear Mr. Nakatan

This letter follows up on your letter of intent dated July 6, 2012, and related meetings with Beverfy Kaku and Carleton Ching of Castle & Cooke in respect of the 24 acre Whitmore parcel.

Castle & Cooke is very interested in working with the Agribusiness Development Corporation (ADC) to promote diversified agriculture programs in the State of Hawaii. Castle & Cooke is historically one of Hawaii's major land owners, and we have served the needs of Hawaii's residents through balanced stewardship of our land assets. This includes the promotion of diversified agriculture as one of our historical, core businesses, as well as providing new homes and commercial amenities for Hawaii families, and pursuing renewable energy programs that will reduce our dependence on foreign oil.

Historically, the WCBA has been a strong supporter of agricultural base economic development in the district and view the Whitmore Project as having great potential.

Castle & Cooke is very interested in working with ADC to promote diversified agriculture programs in the State of Hawaii.



State To Purchase Agricultural Land In Wahiawa

Posted on April 25, 2012 by MidWeek Staff | Email the author Central • Central Oahu News



State buys Galbraith Estate for agriculture use





Helping Farmers Is Important For Hawaii's Future

Posted on September 12, 2012 by MidWeek Staff | Email the author ntral . Central Oahu News

State plan aims to turn Wahiawa into agricultural hub

Patiest Feb 22, 2013 3:47 FM Ubdated: Feb 28, 2013 11.11 FW

By Mark Carperter - email



els. Cruz says this is not a done deal yet. The purchase and protection of the Calbrath land for agricultural uses is game. IA still needs to garee to the sale and if they don't get the money into excross within e next several weeks they may have to start all over again.

State plan aims to turn Wahiawa into agricultural hub

HAWAIINEWSINE

Investment In Agriculture Big For Central cultivation of crop 1.723-ace Galtrait Estate lends in central Oahu the state is ready to him the

Posted on June 13, 2012 by MidWeek Staff | Email the author

produced by t WAHAWA OAK I (Howaither area into an agricultural hub by inviting Hawaii farmers to come work the land.

Wahiawa was a thriving ag community" said Sen. Denovan Dela Cruz (D. Wantawa, Hale wa, North Strole), one of the chief processes of the Whitmore These commercial Wilage Agricultural Development Plan, Whitmore Village employed thousands

Thousance of acres between Wan awa and the north shore and vel to be worked out, but any farmers who invest in the land

as to packing and processing facilities and a stable water

ands of workers who would be nired would live at Whitmore



Galbraith Estate lands in December

youth should die for

» Palestinian Perspective A neglected bridge for

peace in the Middle East

fund could help save

Galbraith lands for

» Council Matters: Special

Oahu warehouse purchase ignites plan to revitalize Hawaii's agriculture

industry

Long Line for Replacement



The group than transferred the 1,750-1014 parcel to the state Agribusiness Development Corporation (ADC) and the Office of Envarian Affairs (OHA). ADC acquired more than 1,200 acres while OHA on the remaining 5110s

At an agreed-upon price of Sog million, the amount was paid from a combination of sources, including state general obligation bonds (\$55 reflice), U.S. Army (\$45, million), City and County Cran Water & Natural Lands Fund (84 million), Office of Hawalian Affairs (85 million) and D.R. Horton - Schuler Division (6500,000). The Army's share came from the Pentagon's Readiness and Environmental Protection traitative, which is designed to help preserve had from development around military installations. The Galbraith land is near Schofield Barracks and its training areas.

The purchase and protection of the Galbraith and for agricultural uses is gone changing for Howie, said Gov. Neil Abeccromble. "This will allow us to reduce our reliance on food insports and increase our food security. Preserving agricultural land and producing our own food benefits us as a society."

George Galbraith, an Trish immigrant, acquired the land in the late (So.cs, and the property was placed in a

Special fund could help save Galbraith lands for agriculture

It is imperative that we protect valuable agricultural land. The need to preserve agric

for residential Clean Water Honoluly City A Model for the Future

The jewel in the ADC crown is probably the Whitmore Money from tl for land const many plantation towns, Wahiawa went through a preci

when the Dole Plantation closed in 1991. The Whitmore

Heirs Preserve Hawaiian Tra

rustee for Hundreds of Descendants to Sell In

JIM CARLTON

v. 18, 2012 6:04 p.m. ET

WAHIAWA, Hawaii—The trustee for hundreds of heirs t Oahu island has agreed to sell their inheritance to the s

Ho Farms shifting operations from Kahuku to Central Oahu

state Sen, Donovan Dela Cruz, is an ambitious attempt

Progress: Completed & Ongoing

Completed:

- ✓ Purchase 1,700 acres of Galbraith Estate land
- ✓ Purchase of Tamura Warehouse parcel
- ✓ Purchase of 24-acre Castle & Cooke parcel
- ✓ Purchase of 257-acre Dole Food Company, Inc. parcel
- ✓ Public Use and Structure (Dept. of Planning and Permitting)
- ✓ Public-Public Partnerships with:
 - √ High Technology Development Corporation
 - √ Hawaii Housing Finance Development Corporation
 - √ Agribusiness Incubator Program
 - ✓ Dept. of Education
 - √ Wahiawa Community Based Development Organization

Pending:

_	Enter into Contractual Agreements with:
	☐ College of Tropical Agriculture and Human Resources
	☐ City & County of Honolulu –Dept. of Environmental Services
	☐ Hawaii Public Housing Authority
	Purchase of Castle & Cooke parcel
	Purchase of Dole Food Co. parcel
	Land Exchange due diligence
Con	<u>itinuing:</u>
	Designing and planning of Ag-Tech Park
	Designing and planning of pump/irrigation systems
	Purchasing available parcels from Dole Food Company, Inc. (or land exchange
	Identifying and collaborating with various stakeholders
	Expansion of Enterprise Zone No. 2 to include Whitmore Village

Funding: Completed

Dec. 2012

\$25M: Galbraith Estate

Dec. 2012

\$4.2M: Tamura Warehouse

Jan. 2013

\$3.6M: 24 acres from Castle & Cooke Co.

June 2014

\$750,000: Planning/Design for Irrigation

March 2015

\$5.6M: 257 acres from Dole Food Inc.

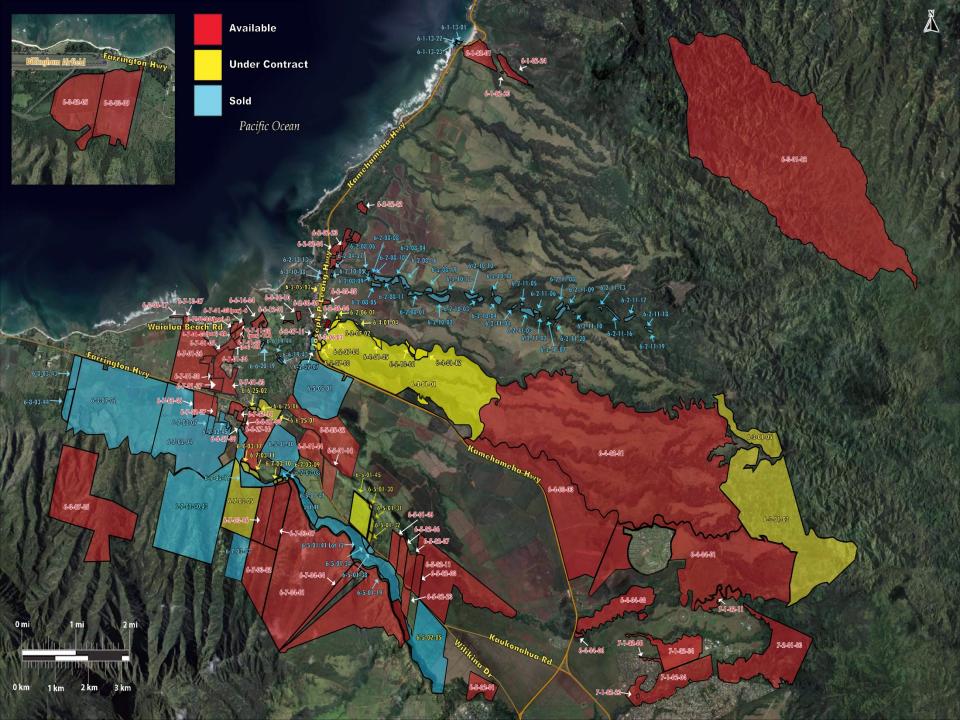
Funding: Pending

\$1.5M: Planning/Design/Construction for Whitmore Ag Tech Park

\$2.5M: Planning/Design for Wastewater Reclaimed Irrigation System

\$10M: Land Acquisition of both Dole and Castle & Cooke lands

\$500,000: Due diligence to acquire Dole Lands (approx. 6,000 acres)

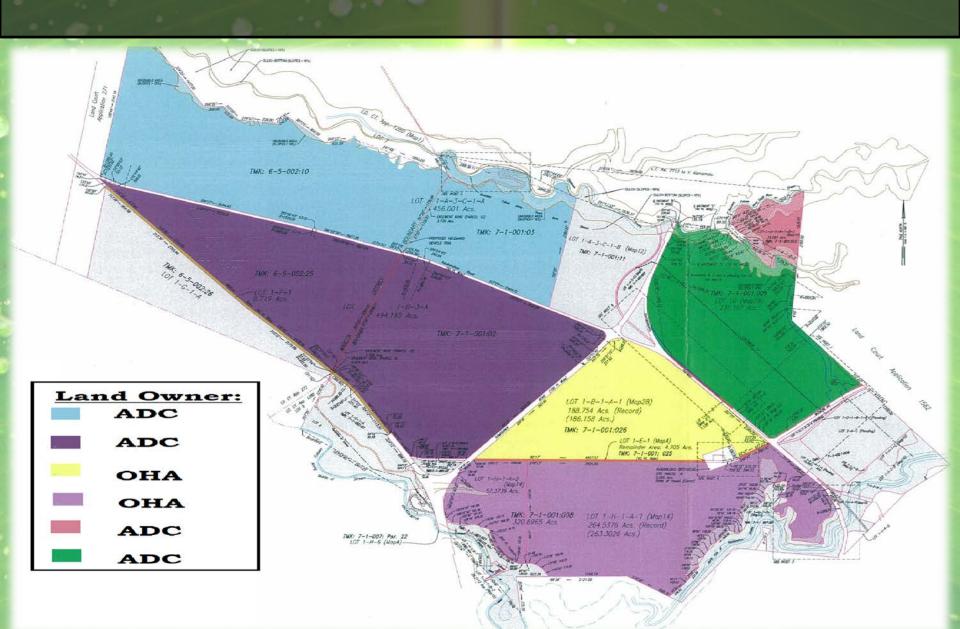


Land Swap:

Exchanging State Owned Land for Agricultural and



Current Farmland Inventory



Agribusiness-Technology Park

